

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 28, 2004**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 28, 2004, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. EDWARD C. GALLICK, TRUSTEE, ET. AL., VC 2003-PR-157 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed Lot 1 having a lot width of 95.14 ft. Located at 7935 Shreve Rd. on approx. 30,155 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 129. (Reconsideration granted on 2/10/04) (Deferred from 5/18/04 at appl. req.) (Admin. moved from 7/20/04 at appl. req.)
Admin.
Moved to
2/1/05 at
appl. req.
- 9:00 A.M. CLARENCE F. SWANSON, III AND JANIS K. SWANSON, VC 2004-SU-100 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 4.96 ft. with eave 3.96 ft. from the side lot line such that side yards total 17.16 ft. Located at 14100 Roamer Ct. on approx. 13,682 sq. ft. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 65-4 ((8)) (11) 15.
- 9:00 A.M. DWAYNE A. & LAURA L. CARABIN, VC 2004-MA-101 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 2.0 ft. from rear and side lot lines. Located at 6234 Yellowstone Dr. on approx. 10,999 sq. ft. of land zoned R-3. Mason District. Tax Map 61-3 ((7)) (J) 6.
- 9:00 A.M. LODI G. GYARI, SP 2004-DR-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 7.0 ft. with eave 4.3 ft. from side lot line. Located at 1602 Woodmoor La. on approx. 11,025 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((29)) 60.
- 9:00 A.M. RIDGEMONT MONTESSORI SCHOOL, INC., AND IGLESIA PALABRA VIVA, SPA 85-D-070-02
Admin.
Moved to
10/12/04 at
appl. req.
- 9:00 A.M. ROBERT AND CYNTHIA MCELROY, VC 2004-MA-053 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.6 ft. with eave 17.1 ft. from the rear lot line, fence greater than 7.0 ft. in height to remain in the side and rear yards and to permit minimum rear yard coverage greater than 30 percent. Located at 3911 Sandalwood Ct. on approx. 15,893 sq. ft. of land zoned R-2 (Cluster). Mason District. Tax Map 59-3 ((18)) 26. (Admin. moved from 6/15/04 at appl. req.)
Admin.
Moved to
3/1/05 at
appl. req.

- 9:00 A.M. Admin. Moved to 11/30/04 at appl. req. ERIN SHAFFER, TRUSTEE, VC 2004-DR-081 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 2 lots into 2 lots with proposed Lot 42A having a lot width of 70.0 ft. and to permit construction of addition on proposed Lot 44A 9.5 ft. with eave 8.7 ft. from side lot line. Located at 1885 and 1889 Virginia Ave. on approx. 38,901 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (4) 42 and 44. (Concurrent with SP 2004-DR-027). (Admin. moved from 8/3/04 and 7/27/04)
- 9:00 A.M. Admin. Moved to 11/30/04 at appl. req. BLAIR G. CHILDS, TRUSTEE, & ERIN SHAFFER, TRUSTEE, SP 2004-DR-027 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 7.7 ft. from side lot line and 1.6 ft. from rear lot line. Located at 1885 Virginia Ave. on approx. 14,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (4) 44. (Concurrent with VC 2004-DR-081). (Admin. moved from 8/3/04 and 7/27/04)
- 9:00 A.M. CLIFTON H. COLEE AND GIUSEPPINA A. COLEE, SP 2004-BR-047 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 15.7 ft. with eave 14.7 ft. and stairs to remain 11.4 ft. and 11.8 ft. and deck to remain 12.8 ft. from front lot line. Located at 9585 Pine Meadows La. on approx. 9,773 sq. ft. of land zoned R-3 (Cluster). Braddock District. Tax Map 69-3 ((21)) 1. (Admin. moved from 10/12/04 at appl. req.)
- 9:30 A.M. RALPH C. DUKE, A 1999-HM-026 Appl. under Sect(s) 18-301 of the Zoning Ordinance. Determination that appellant is maintaining two separate dwelling units on one lot in violation of Zoning Ordinance provisions. Located at 9935-A Corsica St. on approx. 37,885 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 38-3 ((1)) 3. (Deferred from 9/21/99, 11/9/99 and 11/28/00). (Def. From 3/27/01 and 9/25/01) (Deferred for decision from 9/24/02 and 9/23/03)
- 9:30 A.M. Deferral Requested VINCENT A. TRAMONTE II, LOUISE ANN CARUTHERS, ROBERT C. TRAMONTE AND SILVIO DIANA, A 2002-LE-031 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that there are improvements and uses on property located in the I-6 and R-1 Districts which are in violation of Zoning Ordinance provisions. Located at 7909 and 7915 Cinder Bed Rd. on approx. 7.04 ac. of land zoned I-6 and R-1. Lee District. Tax Map 99-2 ((3)) 1 and 2. (Admin moved from 12/10/02) (Deferred from 4/15/03, 10/14/03, and 1/6/04). (Deferred from 4/13/04 at appl. req.)
- 9:30 A.M. Deferral Requested SILVIO DIANA, A 2003-LE-001 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that there are improvements and uses on property located in the I-6 and R-1 Districts which are in violation of Zoning Ordinance provisions. Located at 7901 and 7828 Cinder Bed Rd. on approx. 10.33 ac. of land zoned I-6 and R-1. Lee District. Tax Map 99-2 ((3)) 3A and 3B. (Deferred from 4/15/03, 10/14/03, and 1/6/04) (Deferred from 4/13/04 at appl. req.)

JOHN DIGIULIAN, CHAIRMAN